

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/95-97 COLEMAN ROAD BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Other

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/3 JEANETTE STREET BAYSWATER VIC 3153	\$696,000	19-Aug-23
1/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152	\$750,000	02-Dec-23
2/25 NARCISSUS AVENUE BORONIA VIC 3155	\$697,500	02-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**1/3 JEANETTE STREET
BAYSWATER VIC 3153**

 3  1  3

Sold Price **\$696,000** Sold Date **19-Aug-23**

Distance **0.63km**



**1/466 BORONIA ROAD WANTIRNA
SOUTH VIC 3152**

 3  1  2

Sold Price **\$750,000** Sold Date **02-Dec-23**

Distance **0.91km**



**2/25 NARCISSUS AVENUE
BORONIA VIC 3155**

 3  1  2

Sold Price **\$697,500** Sold Date **02-Feb-24**

Distance **2.35km**

RS = Recent sale **UN** = Undisclosed Sale

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